



PLANNING COMMISSION AGENDA

December 10, 2012

Revised December 6, 2012

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the November 9, 2012 Pre-Planning Commission Meeting Minutes
Approval of the November 13, 2012 Planning Commission Meeting Minutes
Approval of the November 19, 2012 Planning Commission Workshop Minutes
Approval of the December 7, 2012 Pre-Planning Commission Meeting Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. MISCELLANEOUS

Approval of the 2013-2014 Planning Commission Calendar

A. PC12-714PCM, Planning Commission Modification, Market Square

The Applicant is requesting approval of a sign package for the shopping center located north of Route 26 and east of Worman's Mill Road in accordance with Section 864 of the Land Management Code (LMC), entitled *Sign Regulations*. (NAC #4)(Love)

B. PC08-03FSI, Final Site Plan, Homewood Phase 1

The Applicant is requesting approval for a revision to the conditions of approval for the previously approved final site plan in order to eliminate the parkland fee in lieu of payment by providing the full parkland requirement through onsite parkland. (NAC #3)(Reppert)

VI. NEW BUSINESS

C. PC12-722FSU, Final Subdivision Plat, Shapiro's Addition to Shapiro

The Applicant is requesting approval of a final subdivision plat for the purpose of consolidating portions of three existing parcels to create two new lots located along Chapel Alley. (NAC #11)(Mark)

D. PC12-652FSU, Final Subdivision Plat, City of Frederick Addition to McCutcheon Apple Products, Inc.

The Applicant is requesting approval of a final subdivision plat for the purpose of consolidating 0.67 acres of land currently owned by the City of Frederick into their property at 11 South Wisner Street. (NAC#12)(Dunn)

E. PC12-637PND, Master Plan, Nicodemus Property

The Applicant is requesting approval of a master plan application for 444 residential units located north of Gas House Pike in accordance with Section 410 of the Land Management Code (LMC), entitled *Planned Neighborhood Development*.

The Applicant is also requesting approval of modifications to Section 405, Table 405-1, *Dimensional and Density Regulations*. (NAC #7)(Reppert)

F. PC12-723ZTA, Text Amendment, Section 605 Landscaping Standards

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 605 of the Land Management Code (LMC), entitled *Landscaping Standards*. (Reppert)

G. PC12-738ZTA, Text Amendment, Section 307 Conditional Rezoning

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 307 of the Land Management Code (LMC) entitled, *Conditional Rezoning*. (Dunn)

Approved for release by _____ on _____

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government

Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.